

239.00
116

200200027731
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
04-12-2002 11:26 am.
ORDINANCE 239.00

WESTFIELD, INDIANA

PUD ORDINANCE NO. 02-17

THE BRIDGEWATER CLUB
PLANNED UNIT DEVELOPMENT
DISTRICT

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

Page

TABLE OF CONTENTS

| | |
|---|----|
| <u>Section 1. Legislative Intent</u> | 4 |
| <u>Section 2. Effect</u> | 5 |
| <u>Section 3. Definitions</u> | 5 |
| <u>Section 4. Residential/Golf Course Area</u> | 6 |
| <u>Section 5. The Village Marketplace</u> | 6 |
| <u>Section 6. Office/Flex Areas</u> | 7 |
| <u>Section 7. Uses</u> | 7 |
| <u>Section 8. Gross Residential Density</u> | 12 |
| <u>Section 9. Development and Architectural Standards</u> | 13 |
| <u>Section 10. Landscaping</u> | 19 |
| <u>Section 11. Golf Carts</u> | 22 |
| <u>Section 12. Memberships and Amenities</u> | 22 |
| <u>Section 13. Signage</u> | 23 |
| <u>Section 14. Phasing Sequence</u> | 35 |
| <u>Section 15. Annexation</u> | 35 |

SCHEDULE OF EXHIBITS

1. Real Estate - legal description
2. Definitions
3. Area X legal description

4. Underlying Residential Standards
5. Area Y legal
6. Underlying Business Standards
7. Area Z legal
8. Underlying Industrial Standards
9. Concept Plan
10. Area Y Permitted Uses
11. Area Z Permitted Uses
12. Development Standards - Detached Single Family Residences
13. Street Scape Standards and Guidelines - Detached Single Family Residences
14. Development Standards - Attached Single Family Residences
15. Architectural Guidelines and Street Scape Standards - Attached Single Family Residences
16. Development Standards for Streets, Gates, Road Cuts, Etc.
17. General Architectural Guidelines - Area Y
18. Landscape Standards
19. Phasing Sequence

ORDINANCE NO. 02-17

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Bridgewater PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Throgmartin-Henke Development, LLP for the real estate containing approximately 590 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the 9th day of April, 2002; and (8-0-0)

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the

Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Bridgewater PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 3. DEFINITIONS. Unless otherwise specified in (i) this Bridgewater PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit "2", the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Bridgewater PUD.

SECTION 4. RESIDENTIAL/GOLF COURSE AREA. Area X of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit "3" ("Area X"), is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the SF-2 development standards which were in force at the time of the enactment of this Bridgewater PUD and which apply to Area X, except as modified in this Bridgewater PUD, is attached hereto and made a part hereof as Exhibit "4". What is identified on the Concept Plan as Parcel N is the only portion of the Golf Course for which development plan approval is required under Section 16.04.165 of the Zoning Ordinance and/or the Westfield PUD and, therefore, such development plan approval shall not be required as a condition to the commencement and completion of the other parts of the Golf Course such as the tees, fairways, roughs, and greens.

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, is described in what is attached hereto and made a part hereof as Exhibit "5" ("Area Y"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of this Bridgewater PUD, and which apply to Area Y, except as modified by this Bridgewater PUD, is attached hereto and made a part hereof as Exhibit "6". Area Y is an integrated

development which will comprise multiple buildings and outlots, each of which may contain more than one (1) business.

SECTION 6. OFFICE/FLEX AREAS. Area Z of the Real Estate, also identified on the Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit "7" ("Area Z"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of this Bridgewater PUD and which apply to Area Z, except as modified in this Bridgewater PUD, is attached hereto and made a part hereof as Exhibit "8".

SECTION 7. USES. The Real Estate shall be developed for non-residential, residential, golf course and country club uses, as more particularly shown on the concept plan attached hereto as Exhibit "9" (the "Concept Plan"). The size, dimensions, and acreage of the parcels within Area X may be increased or decreased by up to fifteen percent (15%), so long as the maximum number of single family residential units does not exceed nine hundred seventy-five (975) single family residences. Permitted uses are as follows:

A. Permitted Uses for Area X shall include the following:

- (1) Attached and detached single family dwellings and single structures and buildings and uses accessory thereto as permitted by the Zoning Ordinance, together with model homes and temporary trailers from which sales activities may be conducted;

- (2) Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ballfields, ball courts, practice facilities, playgrounds and other recreational spaces, and recreational buildings;
- (3) Privately owned golf courses and country clubs, together with uses, improvements, structures, accessory thereto catering to patrons of the privately owned golf course rather than the general public, including without limitation, any club house or club houses, practice areas, tennis courts, swimming pools, practice soccer fields, fitness centers, cart paths, pro shops, snack bars and concession stands on the course, pump house, maintenance facilities, food and beverage services and associated business uses ancillary thereto; and
- (4) Subject to the quantity limitations specified in Section 7(B) below, Bed and Breakfasts and Inns shall also be permitted in what is identified on the Concept Plan as Parcel N.
- (5) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.

B. Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Bridgewater PUD, as indicated by an "X" in the "Local Business" column specified on what is attached hereto and made a part hereof as Exhibit "10", other than those uses specified in Exhibit "10" through which a line has been drawn. Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit "10", or (ii) not shown on Exhibit "10" as a permitted use:

- (1) All uses permitted in Area X including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15;
- (2) Amphitheaters without permanent public address systems;
- (3) Apartments housing located above the ground floor of any building, the main floor of which is used for retail or commercial purposes;
- (4) Assisted living facilities.
- (5) Bed and breakfasts or Inns, having not more than a total of forty (40) bedrooms or suites, each of which is not less than 200 square feet, together with conference and food facilities as an incidental or accessory use;
- (6) Coffee shops and coffee roasting as an accessory use;
- (7) Commissary, food catering service, shall be permitted as a use which is accessory or incidental to the primary use;

- (8) Custard and ice cream stands and shops;
- (9) Data processing;
- (10) Drug stores with or without drive-thru services. All drive-through facilities shall be located on the side of a building or in the rear of the building. Drive-through facilities located on the side of a building shall have one (1) lane only, and drive-through facilities located in the rear of a building may have up to two (2) lanes;
- (11) Financial institutions, including drive-through banking facilities and exterior ATMs (provided such are not located between the primary building and the nearest External Streets). All drive-through facilities shall be located on the side of a building or the rear of the building. Drive-through facilities for financial institutions may be up to four (4) lanes;
- (12) General stores;
- (13) Golf cart sales, rentals, and repair;
- (14) Insurance companies;
- (15) Liquor stores and sales;
- (16) Medical, dental and emergency clinics and labs;
- (17) One (1) automobile service station, including car wash, the sale of gasoline and other automotive petroleum products and retail consumer goods. Outside storage of merchandise shall be prohibited. The outside storage of more than three (3) motor vehicles, for repair, shall be prohibited. No gas pumps shall be located between the gas station and External Streets. Body work and

major mechanical services are prohibited; however, routine maintenance shall be permitted. All service bays shall face interior parking;

- (18) Pet cemeteries;
- (19) Picture framing;
- (20) Private and public schools without dorms;
- (21) Public, semi-public and private recreational uses except shooting gallery, but including bowling alley and billiard parlor. There shall be no more than one (1) bowling alley in Area Y which shall be limited to eight (8) lanes and shall be incidental to the primary use of the building in which it exists. Only those video game areas which are incidental to the primary use shall be permitted;
- (22) Taverns, bars, restaurants and cafeterias having more than 50% of gross sales derived from food sales, excluding drive-in, with or without carry-out food and beverage. Outdoor seating and live music shall be permitted as a use accessory or incidental to such restaurants and cafeterias;
- (23) Retail packaging and mailing service;
- (24) Spas, masseurs, tanning salons, and exercise centers;
- (25) Taverns, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales. Carry-out food and beverage, outdoor seating and live music shall be permitted as uses accessory or incidental to such taverns, bars, or restaurants;
- (26) Temporary fruit stands; and
- (27) Veterinary clinics and hospitals without overnight animal boarding.

The total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed 50. The total number of bed and breakfast rooms or suites and rooms or suites in an Inn in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed 40; provided, however, that the total number of Apartments, the total number of bed and breakfast rooms or suites, and the total number of rooms or suites in an Inn within Area Y and what is identified on the Concept Plan as Parcel N, combined, shall not exceed seventy-five (75).

- C. Permitted uses for Area Z shall include all uses permitted in the EI-Enclosed Industry District of the Zoning Ordinance on the date of the enactment of the Bridgewater PUD, as indicated by an "X" or an "XP" in the "Enclosed Industrial" column specified on what is attached hereto and made a part hereof as Exhibit "11", other than those uses identified on Exhibit "11" through which a line has been drawn. All uses permitted in Area X shall also be permitted in Area Z including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15. Even if stricken from Exhibit 11 or not shown on Exhibit 11 as a permitted use, permitted uses within Area Z shall also include (i) medical and dental labs, (ii) golf cart sales, rental and repair, and (iii) wholesale garden and lawn materials and supply stores.

SECTION 8. GROSS RESIDENTIAL DENSITY. The gross residential density for the entire Real Estate shall not exceed a total of nine hundred seventy-five (975) attached and detached single family residences; provided, however, that:

- A. For all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, bed and breakfast rooms or suites, or rooms or suites in an Inn shall not exceed nine hundred seventy-five (975), and
- B. For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, bed and breakfast rooms or suites and rooms and suites in an Inn shall not exceed six hundred thirty (630).

SECTION 9. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development standards which follow shall apply; provided, however, that through the DPR Process, the Commission may approve (i) a ten percent (10%) reduction, in any minimum development standard specified in Exhibit 12 or Exhibit 14 or (ii) a ten percent (10%) increase in any maximum development standard specified in Exhibit 12 or Exhibit 14:

- A. The development standards for detached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit "12" and, to the extent they conflict with those set forth in Exhibit "4" and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit "4" and other provisions of the Zoning Ordinance. Attached single family residential may be developed under the Indiana Horizontal Property Regime Law, I.C. 32-1-61 *et. seq.*
- B. Street Scape Standards and Architectural Guidelines for detached single family dwellings are set forth in what is attached hereto and incorporated herein by reference as Exhibit "13" and, to the extent they conflict with those set forth in Exhibit "4" and

other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit "4" and other provisions of the Zoning Ordinance.

- C. The development standards for attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit "14" and, to the extent they conflict with those set forth in provisions of the Zoning Ordinance, they shall replace and supersede those set forth in provisions of the Zoning Ordinance.
- D. The Street Scape Standards and Architectural Guidelines for attached single family residences are set forth in what is attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with other provisions of the Zoning Ordinance, they shall replace and supersede those such other provisions of the Zoning Ordinance.
- E. Development standards pertaining to streets, gates, road cuts, etc. are set forth in what is attached hereto and incorporated herein by reference as Exhibit "16" and, to the extent they conflict with those set forth in the Zoning Ordinance and Subdivision Control Ordinance, they shall replace and supersede those set forth in the Zoning Ordinance and Subdivision Control Ordinance. Exhibit "16" provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.
- F. The general architectural standards for Area Y and the development standards for Area Y shall be those set forth in what is attached hereto and incorporated herein as Exhibit "17"; provided, however, that the following development standards shall also

apply to Area Y and, to the extent they conflict with those set forth in Exhibit "6" or other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit "6" and other provisions of the Zoning Ordinance:

- (1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be two hundred ninety-five thousand (295,000), and the Maximum Parcel Coverage within Area Y shall be two hundred twenty-five thousand (225,000) square feet.
- (2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y.
- (3) Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with bed and breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, straited, etc.) or multiple architectural elements (quions, pilasters, solder courses, lintels, friezes, cornices, dintels, ochitraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain either Apartments, bed and breakfasts, offices or retail uses.
- (4) Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store

entrances are not impaired. The following standards and guidelines are applicable:

- (a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
- (b) Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the café.
- (c) Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
- (d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
- (e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
- (f) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

(5) Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:

- (a) Sidewalk displays are permitted directly in front of an establishment, provided that a minimum of five feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display; and the display area does not exceed 75 percent of the length of the storefront.
- (b) Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays.
- (c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

(6) All Non-residential Uses and Mixed-Use Buildings:

- (a) Minimum lot area: 2,000 square feet
- (b) Minimum lot width at building line: 25 feet
- (c) Minimum lot depth: 70 feet
- (d) Yard dimensions

Set back from Internal Streets:

No minimum

Set back from External Streets:

This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity slope requirement (one (1) foot of building

height for every two (2) feet of building set back). In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10, Landscaping.

Side yard (each side): no minimum

Rear yard: a minimum of 20 feet unless abutting a common parking lot, in which event no rear yard is required

- (e) Maximum building height: 50 feet
 - (f) Maximum building footprint coverage: 100 percent
 - (g) All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 10.
- (7) The following size limitations shall apply to all owner or tenant occupied spaces in Area Y:
 - (8) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to forty thousand (40,000) square feet;
 - (a) One single tenant office space may be up to twenty thousand (20,000) square feet;
 - (b) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and
 - (c) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

(9) Area Y Parking Requirements. Parking shall be provided in Area Y both off-street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated uses shall be provided as follows:

- (a) Office. Three (3) parking spaces for each one-thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.
- (b) Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.
- (c) Inn or Bed and Breakfast. One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the Inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.
- (d) Apartment. One (1) parking space for each Apartment.

G. The standards of development for Area Z shall be those set forth in what is attached hereto and incorporated herein as Exhibit "8", provided, however, that (i) there shall be no minimum tract or lot area or requirement, (ii) there shall be no minimum front yard, (iii) there shall be no minimum side yard, (iv) there shall be no minimum rear

yard, and (v) maximum building height shall be forty (40) feet. Notwithstanding the foregoing, (i) Area Z must comply with the perimeter yard and buffer requirements specified in Section 10, and (ii) the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement only for any buildings or structures built in Area Z after the enactment of this Bridgewater PUD.

In no case shall the set back be less than thirty (30) feet.

SECTION 10. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit "18" are landscaping standards, set forth in Section 16.06 of the Zoning Code (the "Landscaping Standards"). Those Landscaping Standards, as they exist and are in force on the date of the enactment of the Bridgewater PUD, shall apply to the Development, with the following exceptions:

- A. Prior to development plan approval or the issuance of a building permit, the Developer shall not be required to inventory any trees; instead, the Developer shall be required to inventory only those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit "16"; provided, however, that tree stands will be generally outlined on any Development Plan.
- B. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way.
- C. Perimeter yards along External Streets shall be landscaped as follows:

- (1) Perimeter yards along External Streets contiguous with what are identified on the Concept Plan as Parcel I, Parcel J, and Parcel K shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing. The treatment shall be consistent along the entire perimeter of such Parcel I, Parcel J, and Parcel K. Berming shall be at least four (4) feet in height. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, provided at least sixty (60) percent of the trees used are evergreen trees. Brick or stone masonry columns and ornamental metal picket fencing may also be used provided they not exceed eight (8) feet in height.
- (2) Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. Where parking or loading areas occur adjacent to External Streets, the following standards shall apply:
 - (a) Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using

one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across 100% of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty-six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.

- (b) Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.

- (3) Area Z Perimeter Yards along External Streets shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four

(4) feet in height. At least eight (8) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy (70) percent of the trees used are evergreen trees.

D. Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z. This provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction:

- (1) A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.
- (2) If a self-storage facility is constructed in Area Z, then a masonry wall shall be constructed along the west and south perimeters of Area Z. If a self-storage facility is not constructed within Area Z, then, in the Developer's discretion, a masonry wall may be constructed along the west and south perimeters of Area Z. There shall be no set back requirements for the masonry wall; provided, however, there is a ten (10) foot landscape and maintenance easement established along that portion of the perimeter of Area X which is contiguous with and abuts the masonry wall. The masonry wall shall be at least sixty percent (60%) brick masonry and shall not exceed

fourteen (14) feet in height. Any portion of the perimeter of Area Z where the masonry wall is not constructed shall have a twenty (20) foot landscape buffer. The buffer will be landscaped with berms and evergreen trees. The berms shall be at least four (4) feet in height. Evergreen trees shall be planted no greater than eight (8) feet on center along 100% of the buffer.

SECTION 11. GOLF CARTS. Residential and business owners within the Real Estate who own or lease golf carts shall be permitted to operate such golf carts on private streets, public streets, cart paths, lanes, greenway trails, accessory lanes, and multi-use paths in such areas specified by the Developer or its successor or assigns under rules, regulations, and standards promulgated and enforced by the Developer and its successor or assigns. Such Golf Carts may only be operated by persons at least 16 years of age who hold valid license for the operation of motor vehicles within the State of Indiana.

SECTION 12. MEMBERSHIPS AND AMENITIES.

A. **Amenities.** Included in Parcel I, Parcel J, and Parcel K shall be at least two (2) of the following:

- (1) Clubhouse;
- (2) Swimming pool;
- (3) Playground;
- (4) Croquet field;
- (5) Shuffle board or Boche court;
- (6) Park (minimum 5,000 square feet);
- (7) Trail;

- (8) Formal garden (minimum 2,500 square feet).

B. Membership.

- (1) Detached Single Family Residences. The Declaration applicable to the detached single family residences in Area X shall provide that all owners of detached single family residences will be Social Members, subject to terms, conditions, rules and regulations which are determined by the Developer in the Developer's sole discretion, and which may from time to time be changed by the Developer in the Developer's sole discretion;
- (2) Attached Single Family Residences. Unless a social membership is made mandatory by the Declaration for any particular Parcel in which attached single family residences are constructed, the owner of an attached single family residence may acquire a social membership on the same provisions, terms, conditions, rules and regulations available to the general public, which terms, conditions, rules and regulations shall be determined by Developer in Developer's sole discretion and may from time to time be changed by the Developer in its sole discretion.

SECTION 13. SIGNAGE. Sign permits shall be required. The following provisions shall govern signage located upon and within the Real Estate and, to the extent they conflict with the provisions of the Sign Ordinance, the following provisions and standards shall control:

- A. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Sign Ordinance.
- B. Prohibited signs:

- (1) Signs on roofs, dormers, and balconies.
- (2) Billboards.
- (3) Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.
- (4) Pole signs.
- (5) No sign shall move in any manner or have a major moving part or give the appearance of movement.
- (6) Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. Permitted business signs: Permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs numbered 1, 3, 5 and 6 immediately below, in any combination, in addition to other signs permitted below:

- (1) Wall-mounted or painted signs, provided the following standards are met:
 - (a) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than six inches.
 - (b) For External Streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of building frontage, not to exceed a maximum of one hundred (100) square feet. For Internal Streets and parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that

any business with less than fifty (50) feet of frontage shall be permitted up to twenty-five (25) square feet of signboard area.

- (c) The height of the lettering, numbers, or graphics shall not exceed sixteen inches.
 - (d) Limited to two (2) signs per business establishment and no more than one (1) sign per facade.
 - (e) Such wall signs may only be lighted during the operating hours of the business.
 - (f) Wall-mounted signs along the External Streets and adjacent residential areas shall not be internally lit.
 - (g) Applied letters may substitute for wall-mounted signs, if constructed of wood, metal or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed sixteen inches.
- (2) Building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
- (a) The sign shall be mounted on the wall next to the entrance.
 - (b) The sign shall project outward from the wall to which it is attached no more than six inches.
 - (c) The sign shall not extend above the parapet, eave, or building facade.

- (d) The area of the signboard shall not exceed 12 square feet.
 - (e) The height of the lettering, numbers, or graphics shall not exceed four inches.
- (3) Projecting signs, including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:
- (a) The signboard shall not exceed an area of 8 square feet unless a corner sign which shall not exceed an area of nine square feet.
 - (b) The distance from the ground to the lower edge of the signboard shall be eight feet or greater.
 - (c) The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign or (iii) 50 percent of the distance between the building cornice or roof line and the sill or bottom of any second story window if a corner sign located on a multi-story building.
 - (d) The distance from the building wall to the signboard shall not exceed six inches.
 - (e) The width of the signboard shall not exceed four feet.
 - (f) The height of the lettering, numbers, or graphics shall not exceed 16 inches.
 - (g) Limited to one sign for each ground floor business establishment.

Projecting signs are not permitted in conjunction with free-standing signs.

- (4) Window or door signs applied directly to the glass, provided that the following standards are met:
- (a) The sign shall not exceed 30 percent of the window or door area.
 - (b) The height of the lettering, numbers, or graphics shall not exceed 8 inches.
 - (c) Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) Internal Street and/or External Street, such business establishment may have three (3) signs.
 - (d) Window or door signs may be in addition to only two of the following: a wall-mounted sign, a free-standing sign, an applied letter sign, a projecting sign, or a valance awning sign.
- (5) Awning signs, for ground floor uses only, provided that the following standards are met:
- (a) If acting as the main business sign, it shall not exceed 12 square feet in area, and the height of the lettering, numbers, or graphics shall not exceed 12 inches.
 - (b) If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four inches.

- (c) Limited to two such signs for each ground floor business establishment, on either awning or valance, but not on both.
- (6) Free-standing sign, provided that the following standards are met:
 - (a) Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230, (2) (v).
 - (b) The area of the signboard shall not exceed 30 square feet.
 - (c) The height of the lettering, numbers, or graphics shall not exceed 16 inches.
 - (d) The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.
 - (e) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
 - (f) The signboard may be illuminated, but not after 11:00 p.m., unless the business establishment is open later than 11:00 p.m., at which time it shall not be illuminated after closing.
 - (g) Along External Streets, there shall be no more than six (6) free-standing signs internally illuminated.
 - (h) Limited to two (2) signs per building, and no more than one (1) sign per facade.
 - (i) The base and frame of any internally lit free-standing sign shall be constructed of brick or stone masonry.

- (7) Businesses with service entrances may identify these with one unlit sign not exceeding 4 square feet.
- (8) One unlit directional sign, facing a rear parking lot, is permitted. This sign may be either wall-mounted or free standing on the rear facade, but shall be limited to four square feet in area.
- (9) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business establishment:
 - (a) A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet, shall not exceed a total area of two square feet, and may be lighted.
 - (b) A sandwich board sign, as follows:
 - (i) The area of the signboard, single-sided, shall not exceed five square feet.
 - (ii) The signboard shall be constructed of wood, chalkboard, and/or finished metal.
 - (iii) Letters can be painted or handwritten.
 - (iv) The sign shall be located within four feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.

- (v) The information displayed shall be limited to daily specials and hours of operation.
- (vi) The sign shall be removed at the end of the business day.
- (10) If historically appropriate to the type of business conducted, a retail business may display one illuminated sign in a window in addition to other permitted signs provided the sign area does not exceed six square feet.

D. Permitted Other Signs:

- (1) Signs permitted under Section 16.08.080 of the Sign Ordinance.
- (2) One (1) identification sign at (i) Area Z and the Golf Course, and (ii) two (2) identification signs at Area Y, and (iii) the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, provided the following standards are met:
 - (a) The design of the sign shall be consistent with the Design Vocabulary.
 - (b) The maximum sign area per sign shall not exceed 75 square feet.
 - (c) The area surrounding the sign shall be appropriately landscaped.
 - (d) The sign may be illuminated; provided, however, that such signs identified in Section (2)(iii) above shall not be internally lit.
 - (e) The sign shall not exceed fifteen (15) feet in height.
 - (f) Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.

- (3) Traffic directional signs.
- (4) One development sign at each entrance to Area Y, Area Z, what is identified as Parcel N on the Concept Plan, the Golf Course and each residential area identified on the Concept Plan, the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, provided the following standards are met:
 - (a) The maximum sign area shall be 64 square feet.
 - (b) The maximum height of each sign shall be eight feet.
 - (c) The sign shall not be illuminated.
 - (d) The sign shall be removed when all 95% of the lots in the area to which the sign relates have been sold.
- (5) One construction sign for each street frontage of a lot upon which construction of any structure (other than construction of a detached dwelling) is in progress, provided the following standards are met:
 - (a) The maximum sign area shall be 32 square feet.
 - (b) The maximum height of each sign shall be eight feet.
 - (c) The sign shall not be illuminated.
 - (d) The sign shall be removed within seven days after the beginning of the intended use of the building.
 - (e) Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the

construction, but shall not include any advertising or product other than a rendering of the building being constructed.

- (6) Signs depicting the site plan of an Area or Parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:
- (a) The maximum sign area per Parcel shall be 32 square feet.
 - (b) The maximum height shall be eight feet.
 - (c) Site plan signage within Area Y and Area Z and club and in open and recreational space may be illuminated; elsewhere in the Real Estate, illumination is not permitted.
 - (d) Site plan signage shall be removed from a Parcel when 95% of the lots in that parcel have been sold.
- (7) Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:
- (a) The maximum sign area per lot shall be 32 square feet.
 - (b) The maximum height of each sign shall be eight feet.
 - (c) The sign may be illuminated.
 - (d) One sign will be permitted for each street frontage of the lot or portion of the Real Estate upon which construction of the depicted building is contemplated.

- (e) The sign shall be removed not later than 36 months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences, the sign shall be removed within seven days after the beginning of the intended use of the building.
- (8) Real estate sales and leasing signs, provided the following standards are met:
 - (a) The maximum sign area shall be 20 square feet.
 - (b) The maximum height of the sign shall be eight feet.
 - (c) Limited to one sign for each street frontage of the lot, with no more than two sign faces per sign.
 - (d) The sign shall not be illuminated.
 - (e) Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is leased, sold or occupied.
 - (f) With respect to attached dwellings, when 80% of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of six square feet or less.
- (9) Time and/or temperature signs, permitted at banks and financial institutions only.
- (10) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

- (1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.
- (2) Sign colors should be compatible with the colors of the building facade.

F. Premises Identification:

- (1) The assigned premises identification of a building shall be displayed in such a manner so that the numerals can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building.
- (2) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.
- (3) When numerals representing premises identification are removed or become illegible, such numerals shall be renewed or replaced by the owner or occupant of the building.

G. Sign maintenance: All signs and sign structures shall be kept and maintained in good repair and in a safe condition.

H. Proximity of signs to Residential Zoning Districts: No sign shall be permitted to be placed on any wall, fence, or standard facing the side of any adjoining lot in a

residential district unless separated from the lot by an External Street or an Internal Street.

SECTION 14. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit "19" (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supersede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

SECTION 15. ANNEXATION. As indicated on the Concept Plan, there are three (3) rectangular parcels of land (the "Rectangular Parcels"), located between Carey Road and Gray Road, which have frontage on 151st Street but which are not part of the Real Estate. In the Developer's discretion, the Rectangular Parcel closest to Parcel H, once acquired by Developer, may be annexed to the Bridgewater PUD subject to the provisions of this Bridgewater PUD applicable to what is identified on the Concept Plan as Parcel H, and the two (2) remaining Rectangular Parcels, after either or both are acquired by the Developer, may also be annexed to this Bridgewater PUD, subject to the provisions of this Bridgewater PUD applicable to what is identified on the Concept Plan as Parcel D.

Upon motion duly made and seconded, this Bridgewater PUD was fully passed by the members of the Town Council this 9th day of April, 2002.

TOWN COUNCIL, TOWN OF WESTFIELD

BY: AYE

NAY

X John Hart

John Hart

X Russ Lamb

Russ Lamb

X Michael McDonald

Michael McDonald

X Mic Mead

Mic Mead

X David Mikesell

David Mikesell



ATTEST:

SEAL

Cindy Dossard, Clerk-Treasurer
Town of Westfield, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3021 East 98th Street, Suite 220
Indianapolis, IN 46280

H:\Vanet\Preserve\PLD Ver. 10 - 040402.wpd

**ZONING DESCRIPTION
THE BRIDGEWATER CLUB**

Part of the South Half of Section 8 and part of the North Half of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Northwest corner thereof; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter Section 2655.58 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 635.00 feet to a Northeastern corner of land described in Instrument No. 99-42295, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 01 degrees 43 minutes 25 seconds East along an Eastern line of said described land 810.63 feet to a Northern line of land described in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said Northern line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 48 seconds East along said West line 369.45 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land 1325.16 feet to the East line of the Southeast Quarter of said Section 8; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 89 degrees 52 minutes 47 seconds West along the South line of said Quarter Section 2655.78 feet to the Southeast corner of the Northwest Quarter of said Section 17; thence South 89 degrees 46 minutes 23 seconds West along the South line of said Northwest Quarter 260.00 feet to the Southeast corner of land described in Instrument No. 02-37666, recorded in said recorder's office; thence North 00 degrees 13 minutes 37 seconds West along the East line of said described land 264.00 feet to the Northeast corner thereof; thence South 89 degrees 46 minutes 23 seconds West along the North line of said described land and parallel with the South line of said Northwest Quarter 165.00 feet to the Northwest corner of said described land; thence South 00 degrees 13 minutes 37 seconds East along the West line of said described land 264.00 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 781.61 feet to the Southeast corner of land described in Instrument No. 99-41817, recorded in said recorder's office; thence North 00 degrees 13 minutes 37 seconds West along the East line of said described land 223.38 feet to the Northeast corner thereof; thence South 89 degrees 46 minutes 23 seconds West along the North line of said described land and parallel with the South line of said Northwest Quarter 195.00 feet to the Northwest corner of said described land; thence South 00 degrees 13 minutes 37 seconds East along the West line of said described land 223.38 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 375.21 feet to the Southeast corner of land described as an exception in Instrument No. 99-42294, recorded in said recorder's office; thence North 00 degrees 53 minutes 38 seconds West along the East line of said described land 385.19 feet to the Northeast corner thereof; thence South 89 degrees 02 minutes 02 seconds West along the North line of said described land 332.25 feet to the Northwest corner thereof; thence South 01 degrees 48 minutes 06 seconds West along the West line of said described land 381.12 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 518.40 feet to the POINT OF BEGINNING, containing 590.41 acres, more or less.

EXHIBIT 2

DEFINITIONS

The following words and terms, not defined elsewhere in the Bridgewater PUD or its 19 Exhibits, shall have the following meanings:

1. Apartment. A dwelling intended primarily for rental.
2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.
3. Area. Area X, Area Y and/or Area Z as identified in the Bridgewater PUD.
4. Bed and Breakfast. The renting of dwelling rooms or suites on a daily basis to tourists, vacationers, and business travelers where the only meal served is breakfast to guests.
5. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.
6. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.
7. Cornice. The top part of an entablature, usually molded and projecting.
8. Cupola. A small roof tower, usually rising from the roof ridge.
9. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb of the end of the cul-de-sac to the nearest intersecting street.
10. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
11. Department. The Department of Community Development of the Town of Westfield, Indiana.
12. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.
13. Developer. The Developer shall be Throgmartin-Henke Development, LLP or its successors or assigns.

14. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.
15. Elevation. An exterior facade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.
16. External Streets. Gray Road, Carey Road, 151st Street, and 161st Street.
17. Facade Signage Area. The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascias, and areas between the top of the storefront and the sills of second story windows.
18. Fascia. A projecting flat horizontal member or molding, also part of a classical entablature.
19. Frontage Line. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.
20. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.
21. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
22. General Store. An establishment for the retail sale of (i) primarily food, groceries and beverages for off-premises consumption, and (ii) tools, appliances, and other hard goods, newspapers, magazines and other publications and other consumer goods generally associated with a grocery store.
23. Golf Course. The eighteen (18) hole golf course and practice facility and the tennis courts, swimming pool, soccer practice field, and other sports facilities located in Area X.
24. Internal Street. Any Public Street, Private Street, or Shared Drive other than Gray Road, Carey Road, 151st Street, or 161st Street.
25. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
26. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.
27. Open Space. Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.
28. Parcel. Any of Parcels A through N shown on the Concept Plan. Any reference to Parcel D

shall include subparcels D1, D1 and D3, any reference to Parcel G shall include subparcels G1, G2, G3, G4 and G5, and any reference to Parcel I shall include subparcels I1 and I2.

29. Parcels. A combination of two or more parcels shown on the Concept Plan.
30. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.
31. Sign, Corner. A projecting sign located on the corner of a commercial building, the signboard of which is equally visible from each right-of-way which creates the corner.
32. Sign, Icon. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.
33. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.
34. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.
35. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the commitment of this Bridgewater PUD.
36. Social Membership. The membership, to be made available on terms, conditions, rules and regulations which may be determined and changed by the Developer in the Developer's sole discretion, entitling a person or family to utilize one or more of the clubhouse, pool, fitness center, practice facility and other recreational facilities to be constructed within Parcel N, and/or the golf practice range and the nine (9) hole short course.
37. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Bridgewater PUD.

Job No. 980516-20100
March 11, 2002
Page 1 of 3

**ZONING DESCRIPTION
RESIDENTIAL AREA, THE BRIDGEWATER CLUB**

Part of the South Half of Section 8 and part of the North Half of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Northwest corner thereof; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter Section 2655.58 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 635.00 feet to a Northeastern corner of land described in Instrument No. 99-42295, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 01 degrees 43 minutes 25 seconds East along an Eastern line of said described land 810.63 feet to a Northern line of land described in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said Northern line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 48 seconds East along said West line 369.45 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land 1325.16 feet to the East line of the Southeast Quarter of said Section 8; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 89 degrees 52 minutes 47 seconds West along the South line of said Quarter Section 2655.78 feet to the Southeast corner of the Northwest Quarter of said Section 17; thence South 89 degrees 46 minutes 23 seconds West along the South line of said Northwest Quarter 260.00 feet to the Southeast corner of land described in Instrument No. 02-37666, recorded in said recorder's office; thence North 00 degrees 13 minutes 37 seconds West along the East line of said described land 264.00 feet to the Northeast corner thereof; thence South 89 degrees 46 minutes 23 seconds West along the North line of said described land and parallel with the South line of said Northwest Quarter 165.00 feet to the

Northwest corner of said described land; thence South 00 degrees 13 minutes 37 seconds East along the West line of said described land 264.00 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 781.61 feet to the Southeast corner of land described in Instrument No. 99-41817, recorded in said recorder's office; thence North 00 degrees 13 minutes 37 seconds West along the East line of said described land 223.38 feet to the Northeast corner thereof; thence South 89 degrees 46 minutes 23 seconds West along the North line of said described land and parallel with the South line of said Northwest Quarter 195.00 feet to the Northwest corner of said described land; thence South 00 degrees 13 minutes 37 seconds East along the West line of said described land 223.38 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 375.21 feet to the Southeast corner of land described as an exception in Instrument No. 99-42294, recorded in said recorder's office; thence North 00 degrees 53 minutes 38 seconds West along the East line of said described land 385.19 feet to the Northeast corner thereof; thence South 89 degrees 02 minutes 02 seconds West along the North line of said described land 332.25 feet to the Northwest corner thereof; thence South 01 degrees 48 minutes 06 seconds West along the West line of said described land 381.12 feet to the South line of said Northwest Quarter; thence South 89 degrees 46 minutes 23 seconds West along said South line 518.40 feet to the POINT OF BEGINNING, containing 590.41 acres, more or less.

EXCEPT:

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

EXCEPT:

A part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the southeast corner of the Northeast Quarter of Section 17, Township 18 North, Range 4 East; thence along the east line of said quarter North 01 degrees 00 minutes 50 seconds West a distance of 40.00 feet; thence parallel with the south line of said quarter South 89 degrees 52 minutes 47 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence continuing South 89 degrees 52 minutes 47 seconds West a distance of 825.00 feet; thence parallel said east line North 01 degrees 00 minutes 50 seconds West a distance of 1320.00 feet; thence parallel with said south line North 89 degrees 52 minutes 47 seconds East a distance of 825.00 feet; thence South 01 degrees 00 minutes 50 seconds East a distance of 1320.00 feet; to the point of beginning, containing 25.00 acres, more or less.

Containing, after all exceptions, 555.37 acres, more or less.

16.04.030 Residential Districts**General Requirements - Provisions for Residential Uses are as Follows:**

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.
2. Accessory buildings and uses:
 - a) Accessory buildings are permitted in all districts, but not prior to the creation of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
 - b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
 - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
 - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. **Minimum Lot Area - Not less than 20,000 square feet**
5. **Minimum Lot Frontage on Road - Not less than 100 feet**
6. **Minimum Setback Lines -**
 - Front yard - 50 feet
 - Side yard - 12 feet; 50 feet if corner lot
 - Rear yard - 30 feet
 - Minimum lot width at building line - 85 feet
7. **Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower**
8. **Minimum ground level square footage, exclusive of porches, terraces and garages -**
 - Single story - 1350 square feet
 - Two-story - 800 square feet
 - Tri-level - 800 square feet (basement and first level)
 - Story and one-half - 800 square feet
9. **Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling**
- D. **SE 2 - This district is established for low density, single family residential homes with available sanitary sewers.**
 1. **Permitted Uses -**
 - Single Family Dwellings
 - Churches
 - Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residential districts as outlined in the sign

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

- Front yard - Three acre lots
 - not less than 100 feet on expressways, primary arterials, and secondary arterials
 - not less than 80 feet on all other streets.
- Subdivisions
 - not less than 30 feet

- **Side yard -** Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
Three acre lots - 30 feet

- Rear yard - Subdivision - 30 feet
Three acre lots - 30 feet

- Minimum lot width at building line - Subdivisions - 100 feet
- Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet, whichever is lower.

8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single family -

- Single story - 1200 square feet
- Two story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

Job No. 980516-20100
March 11, 2002
Page 1 of 1

**ZONING DESCRIPTION
AREA Y, THE BRIDGEWATER CLUB**

A part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the southeast corner of the Northeast Quarter of Section 17, Township 18 North, Range 4 East; thence along the east line of said quarter North 01 degrees 00 minutes 50 seconds West a distance of 40.00 feet; thence parallel with the south line of said quarter South 89 degrees 52 minutes 47 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence continuing South 89 degrees 52 minutes 47 seconds West a distance of 825.00 feet; thence parallel said east line North 01 degrees 00 minutes 50 seconds West a distance of 1320.00 feet; thence parallel with said south line North 89 degrees 52 minutes 47 seconds East a distance of 825.00 feet; thence South 01 degrees 00 minutes 50 seconds East a distance of 1320.00 feet; to the point of beginning, containing 25.00 acres, more or less.

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

- D. **LB - Local and Neighborhood Business District** - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. **Special Requirements**

Development Plan – Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. **Permitted Uses** - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. **Special Exception Uses** – None.

4. **Minimum Lot Area** – Five (5) acres.

5. **Minimum Lot Frontage** - 50 Feet.

6. **Minimum Setback Requirements:**

- a. **Front Yard Adjacent to All Districts** – Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.
- b. **Side Yards Adjacent to Residential Districts** – Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

- c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.
- d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.
- e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

- a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.
- d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

9. Square Footage Requirements

- a. Minimum Business Size – 800 square feet.
- b. Maximum Business Size – 30,000 square feet.
- c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

- a. See WC 16.04.120, Off-Street Loading and Parking; and,
- b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq., and Subsection 15, e., below.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

- a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.
- b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.
- c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking area(s), including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign.

e. Signs:

(1) Freestanding Signs:

- (a) Number of Signs – One (1) freestanding sign shall be permitted.
- (b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.
- (c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.
- (d) Maximum height of sign – twenty (20) feet above grade.
- (e) Setback – Minimum: twenty (20) feet from right-of-way.
- (f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

- (a) Maximum Facades with Wall Signs – two (2) facades of a building.
- (b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.
- (c) Maximum Sign Surface Area – one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.

(d) Maximum Aggregate Sign Surface Area for all Wall Signs on a Building -- one hundred (100) square feet.

f. Outside Storage or Display:

- (1) No outside storage or display of materials or merchandise shall be permitted.
- (2) No outside vending machines shall be permitted.
- (3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.
- (4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

E. LB-H - Local Business - Historical District - The purpose for establishing this district is to provide for the needs of local business in the central business district of the Town of Westfield and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

1. Permitted Uses - See Figure 2 for list of permitted local businesses. Other business not listed which can be classified as local business will also be eligible with the approval of the Plan Commission

2. Special Exceptions -

- Auto Rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and taverns
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Multi-family housing
- Single family dwelling
- Recycling collector system

Job No. 980516-20100
March 11, 2002
Page 1 of 1

**ZONING DESCRIPTION
AREA Z, THE BRIDGEWATER CLUB**

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

C 16.04.060 Industrial Districts

- A. Performance Standards - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PET, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. **EI** - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.
2. **OI** - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.
3. Standards for Enclosed and Open Industrial Uses:

a) Smoke -

- For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.
- b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.
- c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.
- d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following: The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.
- e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.
- f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forges shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

g) Noise -

- 1) Enclosed Industrial Use - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Enclosed Industrial Use

| Octave Band Frequency (Cycles Per Second) | Miscellaneous Permitted Sound Level in Decibels (25 Feet from Source) Applicable to Residential District Boundaries | Maximum Sound Level per Decibel (25 Feet from Source) Applicable to Industrial District Boundaries |
|--|---|--|
| 0 to 75 | 75 | 80 |
| 76 to 150 | 70 | 75 |
| 151 to 300 | 65 | 70 |
| 301 to 600 | 59 | 64 |
| 601 to 1200 | 53 | 58 |
| 1201 to 2400 | 48 | 53 |
| 2401 to 4800 | 48 | 49 |
| Above 4800 | 41 | 46 |

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

- 2) Open Industrial Use - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

Open Industrial Use

| Octave Band Frequency (Cycles per Second) | Maximum Permitted Sound Level (dBA) at 100 feet from the existing Residential District Boundary | Maximum Sound Level (dBA) at 125 feet from the Existing Residential District Boundary |
|--|---|---|
| 0 to 75 | 75 | 81 |
| 76 to 150 | 70 | 76 |
| 151 to 300 | 66 | 72 |
| 301 to 600 | 62 | 68 |
| 601 to 1200 | 57 | 63 |
| 1201 to 2400 | 53 | 59 |
| 2401 to 4800 | 49 | 55 |
| Above 4800 | 45 | 51 |

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

- h) **Fire Hazards** - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized, or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal
- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.
- One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.
- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.
- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

B. HI - Enclosed Industry District -

1. Permitted Uses -

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.
- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

2. Special Exceptions -

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal stations
- Coal yards
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Kennels

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 3 Acres

4. Lot Frontage on Road - Not less than 70 feet

5. Minimum Setback Lines -

- Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.
- Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width
- Rear Yard - Not less than 20 feet in depth
- Minimum Lot Width at Building Line - None

6. Maximum Building Height - Shall not exceed 60 feet

7. Minimum Gross Ground Level Space - None

8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.

C. QI - Open Industrial District -

1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.

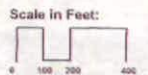


Legend:

- Existing Easement
- ▲▲▲ Proposed Vehicular Access
- Proposed Greenway Trail

Site Data:

| Parcel | Land Use | Area | Density | Units |
|---------------------|---------------------|--------|------------|--------|
| A | Estate Lots | 40 Ac | | |
| B | 150' Lots | 15 Ac | | |
| C | 120' Lots | 15 Ac | | |
| D _{1,2,3} | 100' Lots | 30 Ac | | |
| E | 90' Lots | 25 Ac | | |
| F | 85' Lots | 30 Ac | | |
| G | 65' Lots | 35 Ac | | |
| H | 60' Lots | 10 Ac | | |
| I | Club Villas | 50 Ac | | |
| J | Club Condominiums | 15 Ac | | |
| K | Village Townhomes | 15 Ac | | |
| L | Office/Flex Space | 10 Ac | | |
| M | Village Marketplace | 25 Ac | | |
| N | Clubhouse Area | 10 Ac | | |
| | Golf Course | 240 Ac | | |
| | Open Space R.O.W | 25 Ac | | |
| Total Area | | 590 Ac | | |
| Non-Commercial Area | | 555 Ac | 1.75 Un/Ac | 975 Un |



Revised March 11, 2002
February 13, 2002

Prepared For:
Throgmartin-Henke
Development, LLC

Prepared By:
HempDesign
Pete Dye, Inc.

Concept Plan

The Bridgewater Club
An Exclusive Golf Course Community in Westfield, Indiana

Figure 2
Commercial Businesses

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|--|------------------|------------------|---------------------|-----------------|
| Advertising and Business Signs (Including Fabrication) | | X | X | X |
| Amphitheaters | X | X | | |
| Antiques | X | X | XP | |
| Apartment-Hotels, Motels, Hotels | | X | X | |
| Art School | X | X | XP | |
| Artisan School | X | X | XP | |
| Assembly Halls | X | X | X | |
| Auction Rooms | | X | X | |
| Auditoriums | X | X | | |
| Auto Parts Sales | | X | X | |
| Auto Rental | | X | X | |
| Auto Repair Garages | | X | X | |
| Auto Rustproofing | SP-EX | SP-EX | X | X |
| Auto Storage | | X | X | |
| Auto Sales, New or Used, Service and Repair | SP-EX | X | X | |
| Bakeries | X | X | XP | |
| Banks and Savings & Loan Assn. | X | X | XP | |
| Barber and Beauty Schools | X | X | XP | |
| Barber and Beauty Shops | X | X | | |
| Bicycle Sales, Rental & Service | X | X | XP | |
| Billiard Parlor | | X | X | |
| Blueprinting, Photocopying Job Printing | X | X | X | |
| Boat and Trailer Sales & Service | | X | X | |
| Book Stores | X | X | XP | |
| Bowling Alley | | X | X | |
| Business and Clerical Schools | | X | | |
| Bus Stations | | X | X | |
| Camera Stores | X | X | XP | |
| Car Wash (Indoor) | | X | X | |
| Carry-Out Food and Beverages | SP-EX | X | XP | |
| Caskets and Casket Supplies (Mortuary) | X | X | X | |
| Cemetery Monument Sales | | X | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|---|-------------------|------------------|---------------------|-----------------------|
| Cemetery Monuments & Tombstones Manufacture (Including Engraving) | | | X | X |
| Charitable Donation Pick-Up Station | X | X | X | |
| Charitable Institutions | | X | X | X |
| China and Glassware Shops | X | X | XP | |
| Churches | X | X | | |
| Civic Centers | X | X | | |
| Civic Clubs | X | X | XP | |
| Coal Yards | | SP.EX. | SP.EX. | OI-X PD- SP.EX. |
| Coin Shops | X | X | XP | |
| Commercial Parking Lots and Structures, Public | X | X | X | |
| Commissary, Food Catering Serv. | | X | XP | X |
| Concrete Contractors - Heavy Commercial | | | SP.EX. | |
| Consumer Service Offices | X | X | XP | |
| Crating and Packaging Service | | | X | |
| Credit Union Offices | X | X | XP | |
| Custard Stands | SP.EX. | X | XP | |
| Dancing Schools | X | X | XP | |
| Delicatessen | X | X | XP | |
| Dentists | X | X | XP | |
| Department Stores - Under 10,000 Sq. Ft. | X | X | XP | |
| Discount Stores - Under 10,000 Sq. Ft. | X | X | XP | |
| Discount Stores - Over 10,000 Sq. Ft. | | X | XP | |
| Distributors - Inside Storage | | X | X | |
| Distributors - Outside Storage | | | | X |
| Drive-In Food and Beverage | SP.EX. | X | XP | |
| Drug Stores | X | X | XP | |
| Dry Cleaning & Laundry Pickup | X | X | XP | |
| Dry Goods | X | X | XP | |
| Educational Institutions Public and Private | X | X | X | |
| Electrical Contractors, Heavy Commercial | | | SP.EX. | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|--|----------------|------------------|---------------------|----------------------|
| Electrical Supply Store | | X | X | X |
| Embalming School | | X | X | |
| Employment Agencies | X | X | XP | |
| Exhibition Halls | X | X | | |
| Exterminators | | X | X | |
| Fabric Shops | X | X | XP | |
| Farm Implement Sales & Service | | X | X | |
| Feed Stores | | X | X | |
| Fire Stations | X | X | X | X |
| Floor Coverings | X | X | XP | |
| Florists | X | X | XP | |
| Food Stores, Other | X | X | XP | |
| Frozen Food Stores & Lockers | X | X | X | |
| Fruit Stands, Permanent | X | X | X | |
| Fruit Stands, Temporary | SP-EX | X | X | |
| Furniture Stores | X | X | XP | |
| Furrier Shops | X | X | XP | |
| Galleries | X | X | XP | |
| Garden and Lawn Materials and Supply Stores | X | X | X | |
| Gasoline Service Station | SP-EX | SP-EX | X | |
| General Construction Company | | SP-EX | SP-EX | X |
| Gift Shops | X | X | XP | |
| Glass Fabrication & Installation | | X | X | |
| Government Offices-Universities | X | X | XP | |
| Greenhouses, Retail | X | X | X | |
| Grocery Stores | X | X | XP | |
| Gymnasiums | | X | X | |
| Hardware Stores | X | X | XP | |
| Health Services, Reducing Salons | | X | X | |
| Hobby Shops | X | X | XP | |
| Home Remodeling Company | | X | X | |
| Home Remodeling Supplies and Materials | | X | X | |
| Hospitals (Minor), Medical and Dental Clinics and Labs | | X | X | |
| Ice and Coal Stations | | | SP-EX | OI-X PD- SP-EX |
| Industrial Laundry and Dry Cleaning Plants | | X | X | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|---|----------------|------------------|---------------------|-----------------|
| Insurance Companies | | X | X | |
| Interior Decorating | X | X | XP | |
| Jewelry Stores | X | X | XP | |
| Language Schools | X | X | XP | |
| Laundromats and Self-Service Dry Cleaning | X | X | XP | |
| Lawyers | X | X | XP | |
| Libraries | X | X | | |
| Liquor Stores | SP.EX. | SP.EX. | SP.EX. | |
| Loan Offices | X | X | XP | |
| Locksmith Shops | X | X | XP | |
| Luggage Stores | X | X | XP | |
| Lumber Yards - Including Millwork | | SP.EX. | SP.EX. | X |
| Lunch Counters | X | X | XP | |
| Mail Order Store | X | X | XP | |
| Major Appliance Store | X | X | XP | |
| Millinery | X | X | XP | |
| Miniature Golf, Archery, Driving Range, Trampoline Centers | | X | X | |
| Mobile Home Sales | | SP.EX. | X | |
| Model Display Homes & Garages | | X | X | |
| Mortuaries | X | X | XP | |
| Motorcycle Sales, Service, Repair and Outdoor Display | | X | X | |
| Museums | X | X | | |
| Music, Records, Instruments | X | X | XP | |
| Music Schools | X | X | XP | |
| Newspaper Distribution Station | | X | X | |
| Newspaper Publishing | | X | X | |
| Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales | | SP.EX. | SP.EX. | |
| Nursery - Plants, Retail | X | X | XP | |
| Optometrists | X | X | XP | |
| Outdoor Food & Beverage Sales | SP.EX. | X | XP | |
| Paint and Wallpaper Stores | X | X | XP | |
| Painting and Decorating Contractors-Heavy Commercial | | | SP.EX. | X |
| Pet Grooming | X | X | XP | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|--|-------------------|------------------|---------------------|--------------------------|
| Pet Obedience Schools | X | X | XP | |
| Pet Shops | X | X | XP | |
| Philanthropic Institutions | X | X | X | |
| Photography School | X | X | XP | |
| Photography Studio | X | X | XP | |
| Photography Supplies | X | X | XP | |
| Physicians | X | X | XP | |
| Picture Framing | | X | XP | |
| Plumbing Contractors - Heavy Commercial | | | SP.EX. | X |
| Plumbing Showrooms and Shop | | X | X | |
| Police Stations | X | X | X | |
| Post Offices | X | X | XP | |
| Printing and Photocopying | X | X | XP | |
| Professional & Technical Schools | X | X | X | |
| Radio and TV Service | X | X | XP | |
| Real Estate Offices | X | X | XP | |
| Recycling Collection Systems | SP.EX. | X | X | X |
| Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins | X | X | XP | |
| Restaurants With Live Entertainment | | X | XP | |
| Roller & Ice Skating Rinks | | X | X | |
| Roofing Contractors - Heavy Commercial | | | SP.EX. | X |
| Root Beer Stands | SP.EX. | X | XP | |
| Salt Storage - Outside | | SP.EX. | SP.EX. | EOI - X PD- SP.EX. |
| Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding | | | | SP.EX. |
| Self-Service Car Wash | | X | X | |
| Self-Service Food and Beverage Places | SP.EX. | X | XP | |
| Semi-Automatic Car Wash | | X | X | |
| Septic System Contractors | | | SP.EX. | X |
| Sewing Machine Sales & Service | X | X | XP | |
| Sheet Metal Contractors - Heavy Commercial | | | SP.EX. | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|---|------------------|------------------|---------------------|----------------------|
| Shoe Repair | X | X | XP | |
| Shoe Stores | X | X | XP | |
| Sporting Goods | X | X | XP | |
| Stationery Stores | X | X | XP | |
| Storage and Transfer (Household Goods) | | X | X | X |
| Storm Doors, Windows, Awnings, Siding Contractors - Manufacture | | | X | X |
| Taylor or Seamstress | X | X | XP | |
| Taverns | SP EX | SP EX | SP EX | |
| Taxidermist | | X | X | |
| Telegraph offices | X | X | XP | |
| Tennis Facilities | X | X | X | |
| Testing Laboratories | | X | X | |
| Theaters - Indoor | | X | X | |
| Tire and Auto Service Center | | X | X | |
| Tire Recapping | | X | X | |
| Tobacco Shops | X | X | XP | |
| Tool and Light Equipment Rental | | X | X | |
| Toy Stores | X | X | XP | |
| Trailer Rentals | | X | X | |
| Travel Bureaus | X | X | XP | |
| Travel Trailer Sales & Rentals | | X | X | |
| Truck Cleaning, Service, Rental and Repair | | | X | X |
| Trucking Companies | | | X | OI-X PD- SP EX |
| Typewriter Sales, Rental and Service | X | X | XP | |
| Upholsters | X | X | XP | |
| Variety Stores | X | X | XP | |
| Veterinarians - Small Animals | X | X | | |
| Warehouses - Inside Storage | | X | X | X |
| Wearing Apparel & Accessory Shops | X | X | XP | |
| Wholesalers - Inside Storage | | X | X | X |
| YWCA and YMCA | X | X | X | |

Figure 2
Industrial Businesses

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|---|----------------|------------------|---------------------|-------------------------|
| Abattoir | | | | SP, EX. |
| Assembly Operations of Pre-Manufactured Parts, Components | | | X | X |
| Assembly, Repair & Manufacture of Light Component Parts | | | X | X |
| Bottling of Alcoholic and Non-Alcoholic Beverages | | | X | X |
| Bulk Storage, Petroleum Prod. | | | | X |
| Canning, Bottling, Processing & Packaging of Food | | | | X |
| Coffee Roasting | | | X | X |
| Coke Manufacturing | | | | SP, EX. |
| Concrete Mixing - Permanent | | | | OI - X PD SP, EX. |
| Creosote Manufacturing and Treatment | | | | SP, EX. |
| Data Processing | | X | X | X |
| Electroplating | | | X | X |
| Engineering and Research Labs | | | X | X |
| Fat Rendering and Fertilizer Manufacturing | | | | SP, EX. |
| Foundries | | | | SP, EX. |
| Granaries, Grain Processing, Starch Manufacturing | | | | X |
| Industrial Schools & Training Facilities | | SP, EX. | X | X |
| Leather Curing & Tanning | | | | SP, EX. |
| Leather Products Manufacturing From Finished Leather | | | | SP, EX. |
| Machine, Welding, Tool and Die Shops | | | X | X |
| Malt Products, Brewery, Distillation of Liquor & Spirits | | | | SP, EX. |
| Mfg. & Assembly of Communication Equipment | | | X | X |
| Mfg. & Assembly of Major Household Appliances | | | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|--|----------------|------------------|---------------------|-----------------------|
| Mfg. & Assembly of Marine Equipment | | | X | X |
| Mfg. & Assembly of Office Equipment | | | X | X |
| Mfg. of Boiler Tanks | | | | X |
| Mfg. of Cabinets | | | X | X |
| Mfg. of Cans and Containers | | | X | X |
| Mfg. of Cement, Lime, Gypsum | | | | SP EX |
| Mfg. of Chemicals and Gases | | | | SP EX |
| Mfg. of Cloth Products from Finished Cloth | | | X | X |
| Mfg. of Colors, Dye, Paint | | | X | X |
| Mfg. of Detergents & Soaps | | | | SP EX |
| Mfg. of Explosives, Matches, and Fireworks | | | | SP EX |
| Mfg. of Furniture | | | X | X |
| Mfg. of Glass & Glass Products | | | X | X |
| Mfg. of Glue | | | | SP EX |
| Mfg. of Jewelry | | | X | X |
| Mfg. of Musical Instruments | | | X | X |
| Mfg. of Non-Alcoholic Beverages | | | X | X |
| Mfg. of Office Machinery | | | X | X |
| Mfg. of Oleomargarine | | | X | X |
| Mfg. of Optical Goods | | | X | X |
| Mfg. of Paper | | | | OF - X PD SP EX |
| Mfg. of Paper Boxes and Paper Products From Finished Paper | | | X | X |
| Mfg. of Portable Household Appliances, Electric Hand Tools, etc. | | | X | X |
| Mfg. of Railroad Equipment, Repair and Service | | | | OF - X PD SP EX |
| Mfg. of Recording Instruments, Phonograph Records, etc. | | | X | X |
| Mfg. Tools, Implements, Machinery | | | X | X |
| Material Recycling Facilities (MFRs) | | SP EX | SP EX | SP EX |
| Mattress Mfg. & Upholstering | | | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Light Industrial | Heavy Industrial |
|---|----------------|------------------|------------------|---------------------------|
| Milk Processing, Bottling & Mfg. of Milk Products | | | X | X |
| Motor Truck Terminals | | | | OI - X PC-SP.EX. |
| Oil Processing, Refining, Mfg. | | | | SP.EX. |
| Open Hearths & Blast Furnaces | | | | SP.EX. |
| Outdoor Advertising Signs, Mfg. and Construction | | | | X |
| Pharmaceutical, Biological, Medicine & Cosmetic Mfg. | | | X | X |
| Pipe Yards | | | | X |
| Processing Forest Products - Veneer Mills, Planing Mills, Saw Mills | | | | X |
| Production of Concrete Blocks, Shapes, Cinder Blocks, etc. | | | | X |
| Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials | | | | SP.EX. |
| Radio, Facsimile, TV, and Microwave Towers | | | | SP.EX. SF 1 SP.EX. |
| Railroad and Other Mass Transit Right-of-Way & Track | | | | SP.EX. |
| Reduction Plants | | | | SP.EX. |
| Rock Crushing, Grinding or Milling | | | | SP.EX. SF 1 SP.EX. |
| Sand, Gravel or Aggregate - Washing, Screening, Processing | | | | SP.EX. SF 1 SP.EX. |
| Secondary Food Processing and Packaging & (Initially Processed off the Premises) | | | X | X |
| Slaughter House | | | | SP.EX. SP.EX.- SF 1 |
| Slaughtering & Allied Food Processing | | | | SP.EX. |
| Stamping & Fabricating Metal Shops | | | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial |
|---|----------------|------------------|---------------------|--------------------------|
| Stockyards - Shipping, Holding & Sale of Animals | | | | SP.EX. SF 1 SP.EX. |
| Structural Steel Fabricating | | | | X |
| Tar, Tar Paper Products - Mfg. and Processing | | | | SP.EX. |
| Thermal, Electric, Steam and Atomic Power Plants | | | | SP.EX. SF 1 SP.EX. |
| Utility Pole Yards | | | | X |
| Warehousing & Distribution Operations (Outside Storage) | | | | X |
| Commercial Composting Facilities | | | PD | |
| Hazardous Waste Reclamation Disposal Facilities | | | | PD SP.EX. |
| Well Drilling | | | | X |

Figure 2
Miscellaneous Businesses

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial | AG-SF | Misc. Rating |
|---|----------------|------------------|---------------------|-----------------|------------------|------------------|
| Airports & Landing Fields | | | | | SP.EX. SF 1 | |
| Amusement Parks | | SP.EX. | SP.EX. | SP.EX. | SP.EX. SF 1 | |
| Auto & Motorcycle Race Tracks & Speedways | | | | SP.EX. | SP.EX. SF 1 | |
| Ballrooms | | X | X | | SP.EX. SF 1 | |
| Boarding & Lodging Houses | X | X | | | | MF 1-2 |
| Book Stores, Adult | | SP.EX. | | | | |
| Cemeteries | X | X | X | | SF 1-2 | |
| Cemeteries - Pet | X | X | X | X | SP.EX. SF 1-2 | |
| Christmas Tree Sales | X | X | X | | SP.EX. ALL SF | SP.EX. ALL MF |
| Convents, Monasteries, Theological Schools, Rectories, Parishes | SP.EX. | SP.EX. | SP.EX. | | SP.EX. SF 1 | SP.EX. ALL MF |
| Correctional Insts. | | | | | SP.EX. SF 1 | |
| Fraternities, Lodges | X | X | | | SP.EX. SF 1 | |
| Feed Lots, Confined Commercial | | | | | SP.EX. SF 1 | |
| Day Care Centers | X | X | | | | MF 1-2 |
| Garbage Feeding and Disposal | | | | | SP.EX. SF 1 | |
| Golf Courses - Country Clubs | | | | | SP.EX. SF 1-2 | |
| Heliports | | X | X | X | SP.EX. SF 1 | |
| Hospitals | X | X | X | | SF 1 | MF 1-2 |
| Kennels - Including Outdoor Runs | | | SP.EX. | SP.EX. | SF 1 SP.EX. | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial | AG - SF | Multi- Family |
|---|------------------------|---------------------|------------------------|--------------------|------------------|------------------|
| Livestock Auction Sale Barns | | | | | SP.EX. SF 1 | |
| Lake Developments for Recreation | | | | | SP.EX. SF 1 | |
| Large Animal Hospital | | SP.EX. | X | | SP.EX. SF 1 | |
| Masseurs and Public Baths | | SP.EX. | | | | |
| Mobile Home Parks | SP.EX. | SP.EX. | SP.EX. | | | SP.EX. |
| Multi-Family Housing | | SP.EX. | | | | |
| Nursing Homes | X | X | | | | MF 2 |
| Office Buildings - General Purpose | X | X | X | X | SP.EX. | SP.EX. |
| Outdoor Theaters | | SP.EX. | | | SP.EX. SF 1 | |
| Private and Public Schools with Dorms | X | X | | | SP.EX. SF 1 | SP.EX. MF 1-2 |
| Private Clubs, Lodges | X | X | X | | SP.EX. SF 1 | |
| Public & Private Camps | | | | | SF 1 | |
| Raising Small Animals for Biological Purposes | | X | X | | SP.EX. SF 1 | |
| Raising Animals for Furs or Pets | | | | | SP.EX. SF 1 | |
| Riding Academies | X | X | | | SP.EX. SF 1 | |
| Riding Stables | | | | | SP.EX. SF 1 | |
| Sanitariums | X | X | | | | MF 2 |
| Sanitary Landfill | | | | | SP.EX. SF 1 | |
| Schools and Kindergartens | X | X | X | | X | X |
| Tennis & Swim Clubs | X | X | | | SP.EX. SF 1-2 | |
| Utilities-Regulated by Indiana Utility Regulatory Commission | Permitted All Areas | | | | | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial | P.C. S. | Multi Family |
|---|---------------------------------|---------------------------|---------------------|-----------------|----------|--------------|
| Utilities - Not Regulated by Indiana Utility Regulatory Commission - | S.P.E.X. - All Areas | | | | | |
| Wireless Communication Service Facilities | | S.P.E.X. in GB-PD & GO-PD | X | X | S.P.E.X. | |

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

Figure 2
Commercial Businesses

| Type of Business | Local Business | General Business | Professional Industrial | Other Industrial |
|--|----------------|------------------|-------------------------|------------------|
| Advertising and Business Signs (Including Fabrication) | | X | X | X |
| Amphitheaters | X | X | | |
| Antiques | X | X | XP | |
| Apartment-Hotels, Motels, Hotels | | X | X | |
| Art School | X | X | XP | |
| Artisan School | X | X | XP | |
| Assembly Halls | X | X | X | |
| Auction Rooms | | X | X | |
| Auditoriums | X | X | | |
| Auto Parts Sales | | X | X | |
| Auto Rental | | X | X | |
| Auto Repair Garages | | X | X | |
| Auto Rustproofing | SP EX | SP EX | X | X |
| Auto Storage | | X | X | |
| Auto Sales, New or Used, Service and Repair | SP EX | X | X | |
| Bakeries | X | X | XP | |
| Banks and Savings & Loan Assn. | X | X | XP | |
| Barber and Beauty Schools | X | X | XP | |
| Barber and Beauty Shops | X | X | | |
| Bicycle Sales, Rental & Service | X | X | XP | |
| Billiard Parlor | | X | X | |
| Blueprinting, Photocopying, Job Printing | X | X | X | |
| Boat and Trailer Sales & Service | | X | X | |
| Book Stores | X | X | XP | |
| Bowling Alley | | X | X | |
| Business and Clerical Schools | | X | | |
| Bus Stations | | X | X | |
| Camera Stores | X | X | XP | |
| Car Wash (Indoor) | | X | X | |
| Carry-Out Food and Beverages | SP EX | X | XP | |
| Caskets and Casket Supplies (Mortuary) | X | X | X | |
| Cemetery Monument Sales | | X | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Employed Industrial | Open Industrial |
|---|----------------|------------------|---------------------|--------------------------|
| Cemetery Monuments & Tombstones Manufacture (Including Engraving) | | | X | X |
| Charitable Donation Pick-Up Station | X | X | X | |
| Charitable Institutions | | X | X | X |
| China and Glassware Shops | X | X | XP | |
| Churches | X | X | | |
| Civic Centers | X | X | | |
| Civic Clubs | X | X | XP | |
| Coal Yards | | SP, EX | SP, EX | OI - X PD - SP, EX |
| Coin Shops | X | X | XP | |
| Commercial Parking Lots and Structures, Public | X | X | X | |
| Commissary, Food Catering Serv. | | X | XP | X |
| Concrete Contractors - Heavy Commercial | | | SP, EX | |
| Consumer Service Offices | X | X | XP | |
| Crating and Packaging Service | | | X | |
| Credit Union Offices | X | X | XP | |
| Curtain Stands | SP, EX | X | XP | |
| Dancing Schools | X | X | XP | |
| Delicatessen | X | X | XP | |
| Dentists | X | X | XP | |
| Department Stores - Under 10,000 Sq. Ft. | X | X | XP | |
| Discount Stores - Under 10,000 Sq. Ft. | X | X | XP | |
| Discount Stores - Over 10,000 Sq. Ft. | | X | XP | |
| Distributors - Inside Storage | | X | X | |
| Distributors - Outside Storage | | | | X |
| Drive-In Food and Beverage | SP, EX | X | XP | |
| Drug Stores | X | X | XP | |
| Dry Cleaning & Laundry Pickup | X | X | XP | |
| Dry Goods | X | X | XP | |
| Educational Institutions Public and Private | X | X | X | |
| Electrical Contractors, Heavy Commercial | | | SP, EX | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Types of Businesses | Ex-1 Business | General Business | Light Industrial | Open Industrial |
|---|------------------|---------------------|---------------------|-----------------------|
| Electrical Supply Store | | X | X | X |
| Embalmng School | | X | X | |
| Employment Agencies | X | X | XP | |
| Exhibition Halls | X | X | | |
| Exterminators | | X | X | |
| Fabric Shops | X | X | XP | |
| Farm Implement Sales & Service | | X | X | |
| Food Stores | | X | X | |
| Fire Stations | X | X | X | X |
| Floor Coverings | X | X | XP | |
| Florists | X | X | XP | |
| Food Stores, Other | X | X | XP | |
| Frozen Food Stores & Lockers | X | X | X | |
| Fruit Stands, Permanent | X | X | X | |
| Fruit Stands, Temporary | SP EX | X | X | |
| Furniture Stores | X | X | XP | |
| Furrier Shops | X | X | XP | |
| Galleries | X | X | XP | |
| Garden and Lawn Materials and Supply Stores | X | X | X | |
| Gasoline Service Station | SP EX | SP EX | X | |
| General Construction Company | | SP EX | SP EX | X |
| Gift Shops | X | X | XP | |
| Glass Fabrication & Installation | | X | X | |
| Government Offices-Universities | X | X | XP | |
| Greenhouses, Retail | X | X | X | |
| Grocery Stores | X | X | XP | |
| Gymnasiums | | X | X | |
| Hardware Stores | X | X | XP | |
| Health Services, Reducing Salons | | X | XP | |
| Hobby Shops | X | X | XP | |
| Home Remodeling Company | | X | X | |
| Home Remodeling Supplies and Materials | | X | X | |
| Hospitals (Minor), Medical and Dental Clinics and Labs | | X | X | |
| Ice and Coal Stations | | | SP EX | OI - X PD SP EX |
| Industrial Laundry and Dry Cleaning Plants | | X | X | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Light Industrial | Other Industrial |
|---|----------------|------------------|------------------|------------------|
| Insurance Companies | | X | X | |
| Interior Decorating | X | X | XP | |
| Jewelry Stores | X | X | XP | |
| Language Schools | X | X | XP | |
| Laundromats and Self-Service Dry Cleaning | X | X | XP | |
| Lawyers | X | X | XP | |
| Libraries | X | X | | |
| Liquor Stores | SP EX | SP EX | SP EX | |
| Loan Offices | X | X | XP | |
| Locksmith Shops | X | X | XP | |
| Luggage Stores | X | X | XP | |
| Lumber Yards - Including Millwork | | SP EX | SP EX | X |
| Lunch Counters | X | X | XP | |
| Mail Order Store | X | X | XP | |
| Major Appliance Store | X | X | XP | |
| Millinery | X | X | XP | |
| Miniature Golf, Archery, Driving Range, Trampoline Centers | | X | X | |
| Mobile Home Sales | | SP EX | X | |
| Model Display Homes & Garages | | X | X | |
| Mortuaries | X | X | XP | |
| Motorcycle Sales, Service, Repair and Outdoor Display | | X | X | |
| Museums | X | X | | |
| Music, Records, Instruments | X | X | XP | |
| Music Schools | X | X | XP | |
| Newspaper Distribution Station | | X | X | |
| Newspaper Publishing | | X | X | |
| Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales | | SP EX | SP EX | |
| Nursery - Plants, Retail | X | X | XP | |
| Optometrists | X | X | XP | |
| Outdoor Food & Beverage Sales | SP EX | X | XP | |
| Paint and Wallpaper Stores | X | X | XP | |
| Painting and Decorating Contractors - Heavy Commercial | | | SP EX | X |
| Pet Grooming | X | X | XP | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Restricted Business | Open Industrial |
|--|----------------|------------------|---------------------|-------------------------|
| Pet Obedience Schools | X | X | XP | |
| Pet Shops | X | X | XP | |
| Philanthropic Institutions | X | X | X | |
| Photography School | X | X | XP | |
| Photography Studio | X | X | XP | |
| Photography Supplies | X | X | XP | |
| Physicians | X | X | XP | |
| Picture Framing | | X | XP | |
| Plumbing Contractors - Heavy Commercial | | | SP EX | X |
| Plumbing Showrooms and Shop | | X | X | |
| Police Stations | X | X | X | |
| Post Offices | X | X | XP | |
| Printing and Photocopying | X | X | XP | |
| Professional & Technical Schools | X | X | X | |
| Radio and TV Service | X | X | XP | |
| Real Estate Offices | X | X | XP | |
| Recycling Collection Systems | SP EX | X | X | X |
| Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales - Including Drive-Ins | X | X | XP | |
| Restaurants With Live Entertainment | | X | XP | |
| Roller & Ice Skating Rinks | | X | X | |
| Roofing Contractors - Heavy Commercial | | | SP EX | X |
| Root Beer Stands | SP EX | X | XP | |
| Salt Storage - Outside | | SP EX | SP EX | OI - X PD - SP EX |
| Scrap Metal, Junk or Salvage Storage, Auto Wrecking - Shredding | | | | SP EX |
| Self-Service Car Wash | | X | X | |
| Self-Service Food and Beverage Places | SP EX | X | XP | |
| Semi-Automatic Car Wash | | X | X | |
| Septic System Contractors | | | SP EX | X |
| Sewing Machine Sales & Service | X | X | XP | |
| Sheet Metal Contractors - Heavy Commercial | | | SP EX | X |

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

| Types of Business | Local Business | Central Business | Enclosed Business | Office Industrial |
|---|----------------|------------------|-------------------|-----------------------|
| Shoe Repair | X | X | XP | |
| Shoe Stores | X | X | XP | |
| Sporting Goods | X | X | XP | |
| Stationery Stores | X | X | XP | |
| Storage and Transfer (Household Goods) | | X | X | X |
| Storm Doors, Windows, Awnings, Siding Contractors - Manufacture | | | X | X |
| Taylor or Seamstress | X | X | XP | |
| Taverns | SP EX. | SP EX. | SP EX. | |
| Taxidermist | | X | X | |
| Telegraph offices | X | X | XP | |
| Tennis Facilities | X | X | X | |
| Testing Laboratories | | X | X | |
| Theaters - Indoor | | X | X | |
| Tire and Auto Service Center | | X | X | |
| Tire Recapping | | X | X | |
| Tobacco Shops | X | X | XP | |
| Tool and Light Equipment Rental | | X | X | |
| Toy Stores | X | X | XP | |
| Trailer Rentals | | X | X | |
| Travel Bureaus | X | X | XP | |
| Travel Trailer Sales & Rentals | | X | X | |
| Truck Cleaning, Service, Rental and Repair | | | X | X |
| Trucking Companies | | | X | OI-X PD- SP EX. |
| Typewriter Sales, Rental and Service | X | X | XP | |
| Upholsters | X | X | XP | |
| Variety Stores | X | X | XP | |
| Veterinarians - Small Animals | X | X | | |
| Warehouses - Inside Storage | | X | X | X |
| Wearing Apparel & Accessory Shops | X | X | XP | |
| Wholesalers - Inside Storage | | X | X | X |
| YWCA and YMCA | X | X | X | |

Figure 2
Industrial Businesses

| Industrial Business | Local Business | General Business | English Industrial | Open Industrial |
|---|----------------|------------------|--------------------|--------------------------|
| Abattoir | | | | SP,EX. |
| Assembly Operations of Pre-Manufactured Parts, Components | | | X | X |
| Assembly, Repair & Manufacture of Light Component Parts | | | X | X |
| Bottling of Alcoholic and Non-Alcoholic Beverages | | | X | X |
| Bulk Storage, Petroleum Prod. | | | | X |
| Canning, Bottling, Processing & Packaging of Food | | | | X |
| Coffee Roasting | | | X | X |
| Coke Manufacturing | | | | SP,EX. |
| Concrete Mixing - Permanent | | | | OI - X PD - SP,EX. |
| Creosote Manufacturing and Treatment | | | | SP,EX. |
| Data Processing | | X | X | X |
| Electroplating | | | X | X |
| Engineering and Research Labs | | | X | X |
| Fat Rendering and Fertilizer Manufacturing | | | | SP,EX. |
| Foundries | | | | SP,EX. |
| Granaries, Grain Processing, Starch Manufacturing | | | | X |
| Industrial Schools & Training Facilities | | SP,EX. | X | X |
| Leather Curing & Tanning | | | | SP,EX. |
| Leather Products Manufacturing From Finished Leather | | | | SP,EX. |
| Machine, Welding, Tool and Die Shops | | | X | X |
| Malt Products, Brewery, Distillation of Liquor & Spirits | | | | SP,EX. |
| Mfg. & Assembly of Communication Equipment | | | X | X |
| Mfg. & Assembly of Major Household Appliances | | | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Typical Business | Local Business | General Business | Heavy Industry | Other Industry |
|--|----------------|------------------|----------------|---------------------|
| Mfg. & Assembly of Marine Equipment | | | X | X |
| Mfg. & Assembly of Office Equipment | | | X | X |
| Mfg. of Boiler Tanks | | | | X |
| Mfg. of Cabinets | | | X | X |
| Mfg. of Cans and Containers | | | X | X |
| Mfg. of Cement, Lime, Gypsum | | | | SP EX |
| Mfg. of Chemicals and Gases | | | | SP EX |
| Mfg. of Cloth Products from Finished Cloth | | | X | X |
| Mfg. of Colors, Dye, Paint | | | X | X |
| Mfg. of Detergents & Soaps | | | | SP EX |
| Mfg. of Explosives, Matches, and Fireworks | | | | SP EX |
| Mfg. of Furniture | | | X | X |
| Mfg. of Glass & Glass Products | | | X | X |
| Mfg. of Glue | | | | SP EX |
| Mfg. of Jewelry | | | X | X |
| Mfg. of Musical Instruments | | | X | X |
| Mfg. of Non-Alcoholic Beverages | | | X | X |
| Mfg. of Office Machinery | | | X | X |
| Mfg. of Oleomargarine | | | X | X |
| Mfg. of Optical Goods | | | X | X |
| Mfg. of Paper | | | | OF-X PD SP EX |
| Mfg. of Paper Boxes and Paper Products from Finished Paper | | | X | X |
| Mfg. of Portable Household Appliances, Electric Hand Tools, etc. | | | X | X |
| Mfg. of Railroad Equipment, Repair and Service | | | | OF-X PD SP EX |
| Mfg. of Recording Instruments, Phonograph Records, etc. | | | X | X |
| Mfg. Tools, Implements, Machinery | | | X | X |
| Material Recycling Facilities (MRFs) | | SP EX | SP EX | SP EX |
| Mattress Mfg. & Upholstering | | | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Light Industrial | Heavy Industrial |
|---|----------------|------------------|------------------|--------------------------|
| Milk Processing, Bottling & Mfg. of Milk Products | | | X | X |
| Motor Truck Terminals | | | | OI - X PC - SP EX. |
| Oil Processing, Refining, Mfg. | | | | SP EX. |
| Open Hearths & Blast Furnaces | | | | SP EX. |
| Outdoor Advertising Signs, Mfg. and Construction | | | | X |
| Pharmaceutical, Biological, Medicine & Cosmetic Mfg. | | | X | X |
| Pipe Yards | | | | X |
| Processing Forest Products - Veneer Mills, Planing Mills, Saw Mills | | | | X |
| Production of Concrete Blocks, Shapes, Cinder Blocks, etc. | | | | X |
| Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials | | | | SP EX. |
| Radio, Facsimile, TV, and Microwave Towers | | | | SP EX. SF 1 SP EX. |
| Railroad and Other Mass Transit Right-of-Way & Track | | | | SP EX. |
| Reduction Plants | | | | SP EX. |
| Rock Crushing, Grinding or Milling | | | | SP EX. SF 1 SP EX. |
| Sand, Gravel or Aggregate - Washing, Screening, Processing | | | | SP EX. SF 1 SP EX. |
| Secondary Food Processing and Packaging & (Initially Processed off the Premises) | | | X | X |
| Slaughter House | | | | SP EX. SP EX. SF 1 |
| Slaughtering & Allied Food Processing | | | | SP EX. |
| Stamping & Fabricating Metal Shops | | | X | X |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | General Business | General Industrial | Heavy Industrial | Other |
|---|------------------|--------------------|------------------|------------------------|
| Stockyards - Shipping, Holding & Sale of Animals | | | | SP EX SF I SP EX |
| Structural Steel Fabricating | | | | X SP EX |
| Tar, Tar Paper Products - Mfg. and Processing | | | | SP EX |
| Thermal, Electric, Steam and Atomic Power Plants | | | | SP EX SF I SP EX |
| Utility Pole Yards | | | | X X |
| Warehousing & Distribution Operations (Outside Storage) | | | | X |
| Commercial Composting Facilities | | | PD | |
| Hazardous Waste Reclamation Disposal Facilities | | | | PA SP EX |
| Well Drilling | | | | X |

Figure 2
Miscellaneous Businesses

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial | AG-SF | Misc. Franch. |
|---|----------------|-------------------|---------------------|-----------------|------------------|------------------|
| Airports & Landing Fields | | | | | SP EX. SF 1 | |
| Amusement Parks | | SP EX. | SP EX. | SP EX. | SP EX. SF 1 | |
| Auto & Motorcycle Race Tracks & Speedways | | | | SP EX. | SP EX. SF 1 | |
| Ballrooms | | X | * | | SP EX. SEE | |
| Boarding & Lodging Houses | X | X | | | | MF 1-2 |
| Book Stores, Adult | | SP EX. | | | | |
| Cemeteries | X | X | X | | SF 1-2 | |
| Cemeteries - Pet | X | X | X | X | SP EX. SF 1-2 | |
| Christmas Tree Sales | X | X | X | | SP EX. ALL SF | SP EX. ALL MF |
| Convents, Monasteries, Theological Schools, Rectories, Parishes | SP EX. | SP EX. | SP EX. | | SP EX. SF 1 | SP EX. ALL MF |
| Correctional Insts. | | | | | SP EX. SF 1 | |
| Fraternalities, Lodges | X | X | | | SP EX. SF 1 | |
| Feed Lots, Confined Commercial | | | | | SP EX. SF 1 | |
| Day Care Centers | X | X | | | | MF 1-2 |
| Garbage Feeding and Disposal | | | | | SP EX. SF 1 | |
| Golf Courses - Country Clubs | | | | | SP EX. SF 1-2 | |
| Heliports | | X | * | X | SP EX. SF 1 | |
| Hospitals | X | X | * | | SF 1 | MF 1-2 |
| Kennels, Including Outdoor Runs | | | SP EX. | SP EX. | SF 1 SP EX. | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Enclosed Industrial | Open Industrial | AG - SF | Multi- Family |
|---|------------------------|---------------------|------------------------|--------------------|------------------|------------------|
| Livestock Auction Sale Barns | | | | | SP.EX. SF 1 | |
| Lake Developments for Recreation | | | | | SP.EX. SF 1 | |
| Large Animal Hospital | | SP.EX. | X | | SP.EX. SF 1 | |
| Masseurs and Public Baths | | SP.EX. | | | | |
| Mobile Home Parks | SP.EX. | SP.EX. | SP.EX. | | | SP.EX. |
| Multi-Family Housing | | SP.EX. | | | | |
| Nursing Homes | X | X | | | | MF 2 |
| Office Buildings - General Purpose | X | X | X | X | SP.EX. | SP.EX. |
| Outdoor Theaters | | SP.EX. | | | SP.EX. SF 1 | |
| Private and Public Schools with Dorms | X | X | | | SP.EX. SF 1 | SP.EX. MF 1-2 |
| Private Clubs, Lodges | X | X | X | | SP.EX. SF 1 | |
| Public & Private Camps | | | | | SF 1 | |
| Raising Small Animals for Biological Purposes | | X | X | | SP.EX. SF 1 | |
| Raising Animals for Furs or Pets | | | | | SP.EX. SF 1 | |
| Riding Academies | X | X | | | SP.EX. SF 1 | |
| Riding Stables | | | | | SP.EX. SF 1 | |
| Sanitariums | X | X | | | | MF 2 |
| Sanitary Landfill | | | | | SP.EX. SF 1 | |
| Schools and Kindergartens | X | X | X | | X | X |
| Tennis & Swim Clubs | X | X | | | SP.EX. SF 1-2 | |
| Utilities-Regulated by Indiana Utility Regulatory Commission | Permitted All Areas | | | | | |

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

| Type of Business | Local Business | General Business | Designated Industrial | Other Industrial | Ne. Sp. | Multi-Famil. |
|--|------------------|-----------------------|-----------------------|------------------|---------|--------------|
| Utilities - Not Regulated by Indiana Utility Regulatory Commission | SPEX - All Areas | | | | | |
| Wireless Communication Service Facilities | | SPEX in GB-PD & GO-PD | X | X | SPEX | |

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

EXHIBIT 12

Development Standards for Detached Single Family Residential

| | Parcel A | Parcel B | Parcel C | Parcel D | Parcel E | Parcel F | Parcel G | Parcel H |
|--|-------------------|-------------------|-------------------|-------------------|------------------|------------------|------------------|------------------|
| Minimum Lot Width at Building Line at which the building is actually built : | 200' for all lots | 150' for all lots | 120' for all lots | 100' for all lots | 90' for all lots | 85' for all lots | 65' for all lots | 60' for all lots |
| Minimum Lot Frontage on Street | 40' | 40' | 30' | 30' | 30' | 25' | 20' | 20' |
| Minimum Lot Area | 30,000 SF | 20,000 SF | 15,000 SF | 12,500 SF | 10,000 SF | 10,000 SF | 7,750 SF | 7,500 SF |
| Minimum Front Yard Setback | 30' | 30' | 25' | 25' | 25' | 25' | 20' | 20' |
| Minimum Separation Between Buildings | 30' | 30' | 20' | 20' | 20' | 15' | 10' | 10' |
| Minimum Side Yard Setback | 10' | 10' | 8' | 8' | 8' | 7' | 4' | 4' |
| Minimum Rear Yard Setback | 35' | 35' | 30' | 30' | 25' | 25' | 10' | 10' |
| Maximum Building Height for Residences | 50' | 45' | 45' | 45' | 40' | 40' | 35' | 35' |

| | Parcel A | Parcel B | Parcel C | Parcel D | Parcel E | Parcel F | Parcel G | Parcel H |
|--|--|--|--|--|--|--|--|--|
| Minimum Gross Floor Areas for Ground Levels: | 1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1 st level) Story and one-half: 2500 SF | 1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1 st level) Story and one-half: 1800 SF | 1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1 st level) Story and one-half: 1500 SF | 1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF | 1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF | 1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF | 1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF | 1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF |
| Gross Area Size | 40 Acres | 15 Acres | 15 Acres | 30 Acres | 25 Acres | 30 Acres | 35 Acres | 10 Acres |
| Maximum Number of Units | 15 Units | 25 Units | 25 Units | 55 Units | 55 Units | 65 Units | 115 Units | 25 Units |

"SF" = square feet

¹Except lots on cul de sacs or roundabouts, which may be less.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

EXHIBIT 13

**Street Scape Standards and Architectural
Guidelines for Detached Single Family Residential**

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Mailboxes. All mailboxes within any particular Parcel, shall be uniform in design, coloring, lettering, and numbering.
3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist. All street lights shall comply with WC 16.07 *et seq.*
4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

EXHIBIT 13 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar).
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Detached single-family dwellings shall have windows on at least three (3) sides; provided, however, that in the event a side of a detached single-family dwelling within Parcel G or Parcel H does not have a window, it shall have at least two (2) architectural breaks such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Garages in Parcel G3. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel G3 shall face or be parallel to the abutting Internal Street, and all such garage doors shall be recessed from the attached residence. At least seventy-five percent (75%) of the garages within Parcel G3 shall be side or rear-loaded.

EXHIBIT 14

**Development Standards and Architectural
Guidelines - Attached Single Family Residential**

| | 50 AC Parcel I | 15 AC Parcel J | 15 AC Parcel K |
|--|-------------------|-------------------|-------------------|
| Minimum residence set back from Internal Street | 10' | 10' | 10' |
| Minimum set back from Internal Street for garages facing Internal Street | 20' | 20' | 20' |
| Minimum building separation | 12' | 12' | 12' |
| Minimum building set back from right-of-way of public street | 20' | 20' | 20' |
| Permitted density | 6 units per acre | 10 units per acre | 12 units per acre |
| Parcel size range* | 40-60 acres | 10-20 acres | 10-20 acres |
| Maximum dwelling units | 360** | 200** | 240** |

- Maximum building height:
 - Primary - 50'
 - Accessory, including clubhouse - 55'
- While multiple buildings containing two or more single family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.
- Minimum set back from External Street: This provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10 of this Bridgewater PUD entitled "Landscaping".
- Not more than fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of 1,500 SF, (ii) in Parcel J shall be a minimum of 1,200 SF, and (iii) in Parcel K shall be a minimum of 1,200 SF. At least fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of 1,700 SF, (ii) in Parcel J shall be a minimum of 1,500 SF, and (iii) in Parcel K shall be a minimum of 1,350 SF. Square footage shall be calculated excluding porches, terraces, carports and garages.

*Parcels I, J, and K may vary in size, as indicated.

**Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K combined shall not exceed six hundred thirty (630), less any Apartments, bed and breakfast rooms or suites, and rooms within Inns located upon the Real Estate.

EXHIBIT 15**Street Scape Standards and Architectural
Guidelines - Attached Single Family Residential****I. Street Scape Standards**

1. **Dusk to Dawn Lights.** The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. **Mailboxes.** All mailboxes within any particular Parcel shall be uniform in design, coloring, lettering, and numbering.
3. **Street Lights.** Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
4. **Street Number.** The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. **Street Signage.** In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. **Gas Lights.** Gas lights may be used without shielding.

II. Architectural Guidelines

1. **Design Elements.** Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. **Exterior Colors.** As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

EXHIBIT 15 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar). Fifty percent (50%) cultured stone, brick, or stone for all buildings/structures in developments, excluding roofs and windows.
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or other corner break. Individual units within buildings shall have at least one (1) architectural break on each side of the unit having windows. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Detached Garages. Detached garage structures, not to exceed eight (8) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 15.

EXHIBIT 16

**DEVELOPMENT STANDARDS
PERTAINING TO SHARED DRIVES, PRIVATE
STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES**

1. Street Standards. Streets may be either private or public.
2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.
3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.
4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.
5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.
6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and two (2) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.
7. Faux Gates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and its successors or assigns.
8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.
9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and its successors or assigns.
10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. **Lanes.** A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:
 - (a) Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
 - (b) The minimum width of a Lane shall be 24 feet;
 - (c) The minimum set back of garages on Lanes shall be 20 feet;
 - (d) No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
 - (e) Curbing is not required; and
 - (f) Water and sewer utilities shall not be located in Lanes.
12. **Multi-Use Paths.** Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the east side of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.
13. **Private Streets.** Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.
14. **Public Streets.** All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.
15. **Shared Drive Width.** A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as determined by the Developer in the Developer's discretion.
16. **Sidewalks.** Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT 17

GENERAL ARCHITECTURAL STANDARDS - AREA Y

**Village Marketplace
General Architectural Guideline
(The "Guideline")**

Purpose-

The intent of the Village Marketplace at the Bridgewater Club is to create a traditionally styled neighborhood convenience center for residents of the Bridgewater Club and surrounding communities. The purpose of the Guideline is to promote a cohesive architectural appearance to the buildings.

Architectural Style-

To truly create a village atmosphere for the Village Marketplace, traditional architectural styles found in Indiana have been chosen for the Guideline. More specifically, those styles of architecture prevalent in central Indiana around the turn of the century have been selected to form the basis for architectural control.

Neo-traditional architectural styles were most commonly found throughout Indiana in the period following the Victorian era. Many, if not most, of the small town villages around central Indiana blossomed during this time and identified themselves with a mixture of these period styles. Storefronts around town squares today still reflect the charming character evident in the eclectic movement.

These neo-traditional styles include Colonial Revival (including Georgian and Federal), Neoclassical, Tudor, Beaux Arts, and French Eclectic. Whereas a corner bank may have aspired towards a Beaux Arts character, the adjoining offices and shops would likely been more Neoclassical or Colonial Revival in their style.

Application-

Without trying to predict the specific theme of the Village Marketplace, this neo-traditional envelope will control the architectural style of all its buildings. Indeed, the requirements set forth for building construction in the Bridgewater PUD lend themselves to these neo-traditional architectural styles. Once an appropriate theme for the Village Marketplace has been established by the Developer, the buildings will follow one or more of the prescribed architectural styles. The mixing of neo-traditional American based styles with neo-traditional European based styles will not be allowed.

Building Facades-

Each building along an External Street will have at least two (2) front facades, one (1) of which will be a faux front. Access to each building will be provided along the internal parking areas. The elevation of the building facing the External Street will therefore be designed as a faux front facade, with external architectural treatments similar to those found on the access side of the building. Examples of architectural treatments anticipated for the External Street side of each building include windows, doors, pilasters,

pediments, rails, balustrades, cross gables, dormers, cupolas, awnings, watertables, quoins, and dentils. For all buildings in Area Y, design elements and detailing shall be contained completely around the structure.

Open Space-

A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

Pedestrian Circulation-

The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

LANDSCAPING STANDARDS

Chapter 6. Landscaping Standards

WC 16.06.010 - General Landscaping Provisions

- A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
 2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
 3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
 4. This Chapter shall not apply to detached single-family residences not located within subdivisions.
- C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
 - f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
 2. The condition of vegetation with respect to continued vitality;
 3. The possibility of preserving vegetation through pruning rather than removal.
 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - General Landscape Design Standards

- A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).
- F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.
- H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

- K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

- 1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
- 2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

| Use Category | Minimum Number of Trees | Minimum Number of Evergreen Trees | Minimum Number of Ornamental Trees |
|--------------------|-------------------------|-----------------------------------|------------------------------------|
| Residential | 4 per dwelling unit | 2 per dwelling unit | 4 per dwelling unit |
| Institutional Uses | 2 per acre | 3 per acre | 10 per acre |
| Business Uses | 10 per acre | 10 per acre | 25 per acre |
| Industrial Uses | 5 per acre | 5 per acre | 25 per acre |

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

- 1. Institutional uses include, without limitation, schools, churches and government offices.

2. For Institutional uses:
 - Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
 3. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
 4. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
 5. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
 6. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.
- B. Road Frontage Standards
1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
 2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
 3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

| Land Uses | | Adjoining | | | | | | | | | |
|-----------|---|-----------|--------------------------|-----------|-----------|------------------|----|---|------------|------------------|------------------|
| | | AG | SF AG-SF1 AG-SF1-1 | SF SF2 | SF SF3 | SF SF4 SF5 | MF | Institutional Churches Schools Gov't Offices | Commercial | Industrial EI | Industrial OI |
| Proposed | AG | - | 40 | 40 | 40 | 40 | 40 | 15 | 15 | 15 | 15 |
| | SF AG-SF1 AG-SF1-1 | 40 | - | 20 | 20 | 20 | 20 | 40 | 40 | 40 | 40 |
| | SF SF2 | 40 | 20 | - | 20 | 20 | 20 | 40 | 40 | 40 | 40 |
| | SF SF3 | 40 | 20 | 20 | - | 20 | 20 | 40 | 40 | 40 | 40 |
| | SF SF4 SF5 | 40 | 20 | 20 | 20 | - | 20 | 40 | 40 | 40 | 40 |
| | MF | 40 | 20 | 20 | 20 | 20 | - | 40 | 40 | 40 | 40 |
| | Institutional Churches Schools Gov't Offices | 15 | 40 | 40 | 40 | 40 | 40 | - | 15 | 40 | 40 |
| | Commercial | 15 | 40 | 40 | 40 | 40 | 40 | 15 | - | 15 | 15 |
| | Industrial EI | 15 | 40 | 40 | 40 | 40 | 40 | 40 | 15 | - | 15 |
| | Industrial OI | 15 | 40 | 40 | 40 | 40 | 40 | 40 | 15 | 15 | - |

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.
 - The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.

No drives or parking areas shall be permitted in the reduced buffer yard area.

- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

- 1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

| Number of Parking Spaces | Percentage of Vehicular Use Area to Be Landscaped |
|--------------------------|---|
| 0 to 4 | 0 % |
| 5 to 24 | 5 % |
| 25 to 49 | 7.5 % |
| 50 or more | 10 % |

2. Parking Lot Islands

- a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

- a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - 1.) the parking lot is located within a required yard; or
 - 2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
 - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

EXHIBIT 19

**Development Phasing
The Bridgewater Club**

First: Golf Course construction will begin 2002, before development plans are submitted for residential and non-residential parcels.

| Second: | <u>Interval during which Development Plan may be submitted*</u> | <u>Parcel for which Development Plan may be submitted</u> |
|----------------|---|--|
| | During the calendar year 2002-2009 | A, B, C, D, E, G, I, L, N** A and E will be in the first submittal along with none or any one or more of the remaining parcels listed above. |
| | During the calendar years 2003-2010 | F, J, K Any one or more of these may be submitted only after A <u>and</u> E and any two (2) of the group B, C, D, G |
| | During the calendar years 2004-2011 | H and M H and M may be submitted after A, E and any 4 of B, C, D, F, G, I, J, K |

* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

** The Development Plan for the fitness center, pool and tennis courts will be submitted upon the occupancy by residents of 325 residential units. The Development Plan for the clubhouse expansion or addition will be submitted upon the occupancy by residents of 650 residential units.

NOTE 1: All references to "Parcels" are to the Parcels identified on the Concept Plan.

NOTE 2: Notwithstanding anything set forth above, the development of Parcel J and/or Parcel K shall not commence prior to the completion of the seeding of the entire Golf Course.

NOTE 3: No residence will be sold to and occupied by a permanent occupant until completion of that portion of the Greenway Trail by which such occupant can access Parcel N.